

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
August 20, 2015
1:00 P.M.

MINUTES

PRESENT

Martin Cabrera
Les Bond
Michael Kelly
Terry Peterson
Patricia Scudiero
Smita Shah
Daniel Sih
Linda Searl
Rebekah Scheinfeld
Alderman Walter Burnett
Alderman Thomas Tunney

ABSENT

Doris Holleb
Bishop John R. Bryant
Alderman Joseph Moore
Alderman Edward Burke
Alderman Daniel S. Solis
Alderman Howard Brookins, Jr.

- I The Chairman called the meeting to order at 1:08 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with seven members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on August 20, 2015.
- III. The Minutes of the July 16, 2015 Special Hearing were approved unanimously.
- IV. **The following inter-agency item numbered 1 and 2 under Adjacent Neighbors, item number 3 under Negotiated Sales, item number 4 under Acquisitions and Dispositions and items numbered 5 and 6 under Tax Increment Financing and were approved by an omnibus vote of 7-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6506 South Dorchester Avenue. (15-073-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 8906 South Lowe Avenue. (15-073-21)

Negotiated Sales

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3427 West Madison Street. (15-076-21)

Acquisitions and Dispositions

4. A resolution recommending a proposed ordinance authorizing the disposition of one city owned parcel to Green ERA Educational NFP for the construction of an Anaerobic Digester Facility for the property generally located at 650 West 83rd Street. (15-075-21)

Tax Increment Financing

5. A resolution recommending an ordinance authorizing Tax Increment Finance for the Cicero/Archer Redevelopment Project Area Amendment No. 1 in the area bounded by 45th Street on the north; 53rd Place on the south; Knox Avenue on the east; and Laramie Avenue on the west. (15-072-21)
6. A resolution recommending an ordinance authorizing Tax Increment Finance for the 119th/I-57 Redevelopment Project Area in the area bounded by West 107th Street on the north, West 123rd Street and the City of Chicago boundaries on the south, the vacated Pittsburgh, Cincinnati, Chicago and St. Louis railroad right-of-way on the east, and South Vincennes, Hale and Ashland Avenues on the west. (15-074-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Business Planned Development submitted by the Applicant, Cedar Property, LLC, for the property generally located at 1118 North State Street. The Applicant intends to construct an approximately 18-story building with 180 hotel keys and ground floor commercial space on a 12,398 square foot site. The Applicant intends to dismantle and reconstruct the existing façade of the building currently on site and known as the Cedar Hotel as part of the project. The underlying zoning for the site is currently DX-7 (Downtown Mixed-Use) and is proposed to remain the same, prior to establishing the proposed Business Planned Development. (2nd Ward) **Approved 10-0, Yeas – Commissioners Bond, Burnett, Peterson, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney and Cabrera**
2. A proposed zoning map amendment in the Brighton Park Industrial Corridor by Alderman Edward Burke, for the property generally located at 4744-54 S. Fairfield Ave. and 4747-57 S. California Ave. The applicant proposes to reclassify the site from M1-2, Limited Manufacturing/Business Park District to an RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District. The site is currently improved with seven (7) residential buildings. (14th Ward) **Approved 7-0, Yeas – Commissioners Peterson, Scheinfeld, Scudiero, Searl, Shah, Sih, and Cabrera**
3. A proposed map amendment in the Ravenswood Industrial Corridor, submitted by Bastion of Balmoral, LLC, for the property generally located at 2050 West Balmoral Avenue. The Applicant proposes to rezone the property from M1-2 (Limited Manufacturing and /Business Park District) to C3-3 (Commercial Manufacturing and Employment District) in order to establish a brewery facility that will contain a tasting

room in excess of 4,000 square feet in size. (40th Ward) **Approved 10-1, Yeas – Bond, Burnett, Kelly, Peterson, Scheinfeld, Scudiero, Shah, Sih, Tunney and Cabrera. Nays – Commissioner Searl**

4. A proposed Business Planned Development submitted by the Applicant, 130 North Franklin Development, LLC, for the property generally located at 130 N. Franklin Street. The Applicant intends to construct an approximately 53-story office building with ground floor commercial space and accessory parking on a 65,382 square foot site that will also be improved with a new street level plaza. The underlying zoning for the site is currently DC-16 (Downtown Core District) and is proposed to remain the same, prior to establishing the proposed Business Planned Development. (42nd Ward) **Approved 11-0, Yeas – Commissioners Bond, Burnett, Kelly, Peterson, Scheinfeld, Scudiero, Searl, Shah, Sih, Tunney and Cabrera**
5. A proposed Residential Business Planned Development application submitted by Wells & Erie LLC, for the property generally located at 200-212 W. Ontario St., 628-648 N. Wells St., and 201-209 W. Erie St. The site is currently zoned DX-7 Downtown Mixed-Use District and the applicant proposes to reclassify to a Residential Business Planned Development. The applicant proposes to construct two buildings; a multi-story mixed-use building with ground floor commercial retail, accessory parking and 253 dwelling units, and a single story commercial building. (42nd Ward) **Approved 9-0, Yeas – Commissioners Bond, Burnett, Kelly, Scheinfeld, Scudiero, Searl, Sih, Tunney and Cabrera**
6. A proposal for an amendment to residential business planned development #1052, submitted by Ashland Belmont LLC, for the property generally located at 3201 North Ashland Avenue. The applicant is proposing to construct a 79,500 square foot grocery store, 305 parking stalls will be provided on site. The Applicant is requesting to rezone the property from Residential Business Planned Development #1052 to Residential Business Planned Development #1052, as amended. (44th Ward) **Approved 7-0-1, with Ald. Tunney being recused, Yeas – Commissioners Bond, Kelly, Scheinfeld, Scudiero, Searl, Shah, and Sih,**
7. A proposed Residential Business Planned Development and Lakefront Application No. 669 submitted by Broder Diversey, LLC, for the property generally located at 506-514 West Diversey Parkway. The site is currently zoned B3-5, Community Shopping District and is improved by a 2 story residential building that is to remain. The applicant proposes to reclassify the site to a Residential Business Planned Development to construct a multi-story residential building containing up to eleven (11) stories, ground floor retail, 56 dwelling units, accessory uses and accessory parking. The planned development will create two subareas, transfer floor area and dwelling units from one subarea to another. (44th Ward) **PD Approved 9-0-1 with Ald. Tunney being recused, Yeas – Commissioners Bond, Burnett, Kelly, Scheinfeld, Scudiero, Searl, Shah, and Cabrera. Lakefront Approved 8-0-1 with Ald. Tunney being recused, Yeas – Bond, Burnett, Kelly, Scheinfeld, Scudiero, Searl, Sih and Shah**

8. A proposal for a planned development, submitted by Lincoln and Roscoe LLC, for the property generally located at 3418-3420 North Lincoln Avenue. The applicant is proposing to construct a 18 dwelling unit building with approximately 2,500 square feet of retail space at the ground level, 6 parking stalls will be provided on site. The Applicant is requesting to rezone the property from B3-2 (Community Shopping District) to a B3-3 (Community Shopping District) and then to a Residential Business Planned Development. (47th Ward) **Approved 8-1, Yeas – Commissioners Bond, Burnett, Kelly, Scheinfeld, Scudiero, Searl, Sih and Tunney. Nays – Commissioner Shah**

Adjournment: 4:50 PM